

NATIONAL PARK SERVICE
STATE REVIEW SHEET
Historic Preservation Certification Application--Part I

B-4131

Property: 1818 ST. PAUL STREET, BALTIMORE, MARYLAND

Historic District: 1601 - 1830 ST. PAUL STREET AND 12-20 EAST LAFAYETTE AVENUE

6-9-86 date initial application received by State

6-13-86 date additional information

7-1-86 date complete information received by State

7-2-86 requested by State

date of this transmittal to NPS

Inspection of property by State staff? no ☒ yes date: 4-17-86

☐ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

☐ There is insufficient documentation to evaluate the property adequately. The application is missing the following items: _____

Reasonable efforts, described below, have been made to obtain this information. Copies of the information requests are enclosed.

1 This property involves:

- ☐ Extensive loss of historic fabric
☐ Substantial alterations over time
☐ Preliminary determination of listing
for district
☒ for individual property

DETERMINATION OF SIGNIFICANCE
TO DISTRICT

- ☐ Obscured or covered elevation(s)
☐ Moved property
☐ State recommendation inconsistent
with NR documentation
☐ Recommendation different than the
applicant's request

Complete one section below as appropriate.

- (1) ☒ The property ☒ contributes ☐ does not contribute to the historic significance of this district in:
☒ location ☒ design ☒ setting ☒ materials ☒ workmanship ☒ feeling and association
Property is mentioned in the NR documentation in Section 7, page 9.

- (2) For properties less than 50 years old:

☐ the historical merits of the district (the periods and areas of significance) are documented in the National Register nomination form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.

☐ the strong historical or architectural merit of this property as described in the National Register nomination form or district documentation on file justifies its certification as contributing.

☐ there is insufficient justification to consider this property contributing to the district on the basis of its individual architectural or historical merits or the significance of the district does not extend up to and including the latest 50 year period.

Briefly explain how Standard (3) applies to this property's individual merits or its significance in relationship to the significant qualities and characteristics of the district.

- (3) For preliminary determinations:

A. The status of the nomination for the property/historic district:

☐ Nomination has already been submitted to State review board, and if reviewed by the board, nomination will be forwarded to the NPS within a reasonable period of time. (Draft nomination is enclosed.)

☐ Nomination was submitted to the NPS on _____.

☐ Nomination will be submitted to the State review board within twelve months.

☐ Nomination process likely will be completed within thirty months.

☐ Other; explain: _____

B. Evaluation of the property:

☐ Property ☐ is individually eligible and meets National Register Criteria for Evaluation

☐ Property is located within a potential registered district that meets National Register Criteria for Evaluation

☐ A ☐ B ☐ C ☐ D Exceptions:

- (4) The property is located in a registered district, is outside the period(s) and/or area(s) of significance as documented in the NR nomination and:

☐ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.

☐ does not appear to contribute to the period(s) and/or area(s) of significance of the district.

Complete sections below for all properties:

Description of district including the period(s) and area(s) of significance as described in the National Register documentation or documentation on file (except for preliminary determination of individual listing). THE BUILDINGS A 1601-1830 ST. PAUL AND 12-20 EAST LAFAYETTE

STREETS ARE A DISTINCTIVE COLLECTION OF RESIDENTIAL BUILDINGS IN NORTH CENTRAL BALTIMORE. IT INCLUDES HOUSES ON ST. PAUL AND EAST LAFAYETTE STREETS, MOST OF WHICH WERE CONSTRUCTED BETWEEN 1876 AND 1896 AS THE CITY EXPANDED NORTH FROM MT. VERNON. THE ARCHITECTURE OF THE DISTRICT CONSISTS OF THREE AND FOUR STORY BRICK AND STONE ROWHOUSES OF VARYING STYLES

Period(s) of significance: LATE 19TH Section 7, page 6.

Description of the property documenting current condition. THIS PROPERTY CONSISTS OF A THREE BAY, THREE STORY ROWHOUSE WITH A STONE FACADE. THE WINDOWS ARE ONE OVER ONE, DOUBLE HUNG WOOD SASH, IN GOOD CONDITION. THE OUTER ENTRANCE DOOR IS MISSING. THE REAR FACADE IS PAINTED BRICK WITH A TWO STORY FRAMED BAY OFF THE FIRST AND SECOND FLOORS. THE BASEMENT IS AT GRADE. WINDOWS AT THE REAR ARE PRIMARILY 2 OVER 2. THE INTERIOR PLAN IS, FOR THE MOST PART, INTACT ALTHOUGH SOME PARTS

Retains sufficient integrity? ☒ Yes ☐ No

Statement of significance of the property

ALL BUILDINGS WITHIN THE BOUNDARIES OF THIS DISTRICT

ARE SPECIFICALLY MENTIONED IN THE NR NOMINATION FORM. IT CONTRIBUTES THROUGH ITS LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP AND FEEL AND ASSOCIATION.

WERE ADDED TO THE SECOND AND THIRD FLOORS AT AN UNKNOWN DATE. THE INTERIOR IS IN GOOD CONDITION.

State Official Recommendation:

This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.

☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposed in accordance with the Tax Treatment Extension Act of 1980.

☐ The property does not contribute to the significance of the above-named district.

☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.

☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

☐ The property appears to contribute to the significance of a:

☐ potential historic district which appears to meet the National Register Criteria For Evaluation and will likely be nominated.


☐ registered historic district but is outside the period(s) and area(s) of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.

☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent setting case ☐ Forwarded without recommendation

Date: 8-26-86

State Official Signature: 

RECEIVED
JUN 3/84

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB A-105-100
No. 1024-0009
Expires 8/31/86

JUN 9 1986

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

B-4131

MARYLAND HISTORICAL
TRUST

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property:

Address of property: 1813 St. Paul Street

City Baltimore County _____ State Md. Zip Code 21202

Name of historic district: Saint Paul Street National Register Historic District

☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Edwin N. Stretch Title Consultant
Street 137 Welcome Alley City Baltimore
State Maryland Zip 21201 Telephone Number (during day): 301 539 3142

4. Owner:

Name K & M Partnership
Street 801 Light Street City Baltimore
State Maryland Zip 21230 Telephone Number (during day): 301 962 0478

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property

Owner's Signature K & M Partnership
by Kent A. Mowery G.P. Date 5/12/86

Social Security Number or Taxpayer Identification Number [REDACTED]

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office

1601-1830 St. Paul Street and 12-20 E. Lafayette Avenue National Register
Historic District 12/27/84
Certified Historic District for Tax Credits (NR)

Description:

The Saint Paul Street District is a distinctive collection of residential buildings in north central Baltimore. It includes houses on St. Paul Street and East Lafayette Avenue, most of which were constructed between 1876 and 1896. The District is bounded on the south by the Jones Falls Expressway, on the north by E. North Avenue and consists of all the buildings which front on St. Paul Street in the 1600, 1700, and 1800 blocks, and five rowhouses numbered 12 through 20 on the north side of East Lafayette Avenue. In the proposed District there are ten distinctive architectural groups of buildings and four individual buildings in the 1700 block of St. Paul Street. These rowhouses offer many features that contribute to a rich architectural fabric. Facade materials include roman, common red and moulded brick; limestone and sandstone. Fronts are swelled and straight, often punctuated with bays of various forms and heights. Some are further ornamented with terra cotta and articulated brickwork that form pilasters, pediments, entablatures and various arch conditions. Finally, these houses are graced with a mix of cornices, parapets and dormer pierced mansard roofs. There is a common, albeit mixed, architectural bond in the district, which creates a high degree of integrity.

Significance:

Development of the Saint Paul Street District is a telling reflection of the change and growth that Baltimore underwent in the last thirty years of the 19th century. Recovering from the commercial devastation of the Civil War and the depression of 1873, Baltimore expanded and grew rapidly. Most of the seventy-six houses in the District were developed and constructed between 1876 and 1906 by some of the prominent realtors and contractors in the City, specifically, Hiram Woods, Benjamin Bennet and Oscar F. Bresee. During this period, new larger bridges were constructed over Jones Falls, opening up development of the land to the north. The ornate houses that were constructed in the district attracted Baltimore's more prominent and wealthier citizens. These persons included Hammond J. Dugan, George W. Rife, Edmund Sattler, J.A. Dunham, C.D. McFarland, Cecil C. Buckman and Dr. Henry B. Thomas. These residences collectively represent a unique mixture of eclectic and traditional architectural styles in Baltimore characterized by an unusually high degree of articulated masonry and architectural ornamentation. This mixture represented a clear departure from the traditional Baltimore rowhouse that was flat, unadorned and repetitious.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Property Name

1818 St. Paul Street

Property Address

K & M Partnership

Owner Name/Social Security or Taxpayer ID Number

Project Number:

B-4131

5. Description of physical appearance:

This property consists of a three bay, three story row house with a stone facade. This is one of nine similar contiguous facades of the same design. The first floor has 1/1 wood double hung windows in bays 1 & 2. The third bay is the entrance currently missing its wood and glass outer doors but retaining its transom. White marble steps mark the entrance. Two single light basement windows align with the first floor windows in regular bays. The second and third floors repeat with three wood double-hung 1/1 light windows. The stone facade is capped with a simple band cornice which connects all the dwellings in this row.

The rear facade is noteworthy for the frame two story bay suspended off the first and second story. This simple wood bay consists of three windows at the first and second floors. The ground floor has a door at the center and is flanked by double-hung windows. The basement is at grade at the rear.

The first floor (one flight up from the rear yard) has a door in bay one with the wood bay described occupying bay two.

The second floor has a double-hung wood window in bay one with the frame bay in the second.

The third floor is two simple bays with one double-hung wood window in each.

A metal fire escape is located in the first bay on all three stories.

Date of Construction: 1887 Source of Date:

Date(s) of Alteration(s): none

Has building been moved? ☐ yes ☒ no. If so, when?

6. Statement of significance:

This significant row of stone facades is a fine example of planning and construction that marks the late nineteenth century. The rythem of the block is subtly altered by minor changes in fenestration. The texture, material, size, scale and colors of each of these buildings are the same creating a block that is unified. This is a significant row of structures, all of which are of equal importance.

7. Photographs and maps.

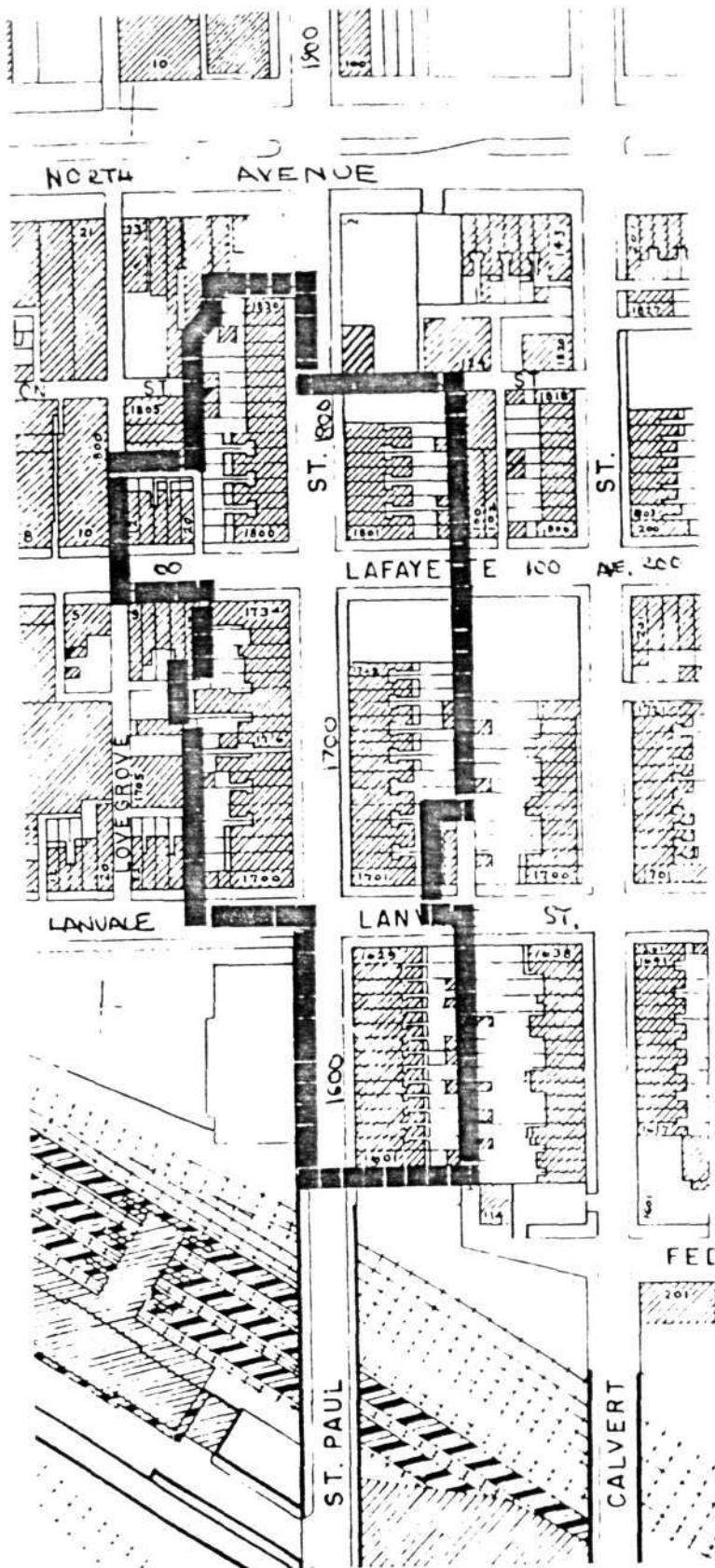
Attach photographs and maps to application.

Continuation sheets attached: ☐ yes ☒ no

May 1986
1818 St. Paul Street
Baltimore, Maryland
K & M Partnership
Photo no. 2
The block as seen from the
north-east.

B-4131





SAINT PAUL STREET (NEAR PENN STATION)

B-4131

1601 - 1830 ST. PAUL STREET and
12-20 EAST LAFAYETTE AVENUE
NATIONAL REGISTER HISTORIC
DISTRICT 12/27/84

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B-4131
1818 Saint Paul Street
Block 0389 Lot 033
Baltimore City
Baltimore East Quad.

